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The necessity of revision and efficiency in land and urban housing policy-making in Iran

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Introduction

Today, policy-making in the matter of urban land, taking into account the two general principles of creating efficiency in urban development planning and access to social justice, has become more necessary than ever (Majdi, 2009: 89). In Iran, planning in the land and housing sector is in a state of chaos and confusion. While according to the 31st article of the constitution, the government is obliged to provide suitable housing for different sections of the society, especially the weak sections, unfortunately, there is no specific strategy on the part of the government in the field of land monitoring and control. As a result, brokers and stockbrokers have made the housing situation very critical by buying urban land and hoarding it, and have made cities face chaos. Criticism of government policies in the land sector emphasizes the need to change these policies (Waziri Nasirabad, 1400: 13). In the meantime, reviewing the governance of the land sector (politics and management), the content of policies, the policies related to the supply and control of the land market are considered the most important actions that the government can take in the current situation to improve and prosper the land and housing sector. The main purpose of this research is to investigate and evaluate the role of urban land policies on housing management (price, supply, etc.) in the country. The evaluation and analysis of the extent and role of these policies and the analysis of their negative and positive consequences can help managers as a scientific document in reforming policies related to land and urban housing.

Methodology

In a general summary, it can be said; Foreign studies that have been conducted in the field of the relationship between housing policies and land policies are divided into three categories. A group of studies have come to the conclusion of the existence of a relationship between policies and, as a result, housing prices, policies and land prices, which can be found in the studies of Alonso 1964, Witt 1975, Manning 1988, Gao and Mao 2003, Zhou and Dong 2005, Zhou 2005, Li 2005. and Fanek and Liu 2006 pointed out. The second group has come to the conclusion of the existence of a relationship from policies and land prices to policies and housing prices, which can be referred to the studies of Evans 1987, Peng and Wheaton 1994, Yang 2003, Glaser et al. 2005, and Hongian et al. 2011. The third group also reached the conclusion of the existence of a two-way or simultaneous relationship between policies and housing prices and policies and land prices, among which we can refer to the studies of Potpan 1996, Wang and Kugli 2006, Kim et al. did

Results and Discussion

In the current situation, it seems that there is no national policy in the field of land for which a national policy should be considered, in the sense that the manager of urban

land should know how to use land in cities to get the most benefits for the people living in This geography lives for the present and the future without reducing the facilities for the next generations and this discussion should proceed seriously with the preparation of the land in order to create the greatest value. In fact, it is suggested that the government can curb speculation in the land sector and take the reins of other economic sectors by applying specific and written policies in the mentioned cases. The government's first priority for the housing sector should focus on changing land policies. According to the experience of the actions of the 11th and 12th government, which did not have a plan for the land sector. Meanwhile, land planning is the most important priority of the housing sector. The decision of the Ministry of Roads and Urban Development in the previous government to change the policies of the land sector is the right decision. Unfortunately, due to the neglect of the land sector, the housing economy fell behind by a decade in this field, because solving the housing problem depends on the land sector. In previous governments, all policies were summarized in the facilities sector, because it was thought that all the problems of the housing sector would be solved by increasing the volume of facilities, while the prosperity of the housing sector requires efficient urban land policies.

Urban land policies in Iran have always experienced a dual and contradictory situation. In most of the policies of the last half century, the wrong view of the housing policymaker towards this sector and the policy area of supply and demand of residential units has led to the definition of incorrect and ineffective policies and missions in this sector, and the government mistakenly thinks that only by providing money and loans and Extensive government housing constructions can solve the problem of housing supply and demand and strengthen both the supply and demand sides of residential units. The ineffectiveness of these policies to solve housing problems and the remaining problems is the main evidence of this claim, because during the past decades, although money, land and facilities have been provided to builders, at least for certain periods, government constructions actually lead to Balancing and organizing housing supply and demand has not been done.

Conclusion

For more than half a century, the housing policy maker has relegated the government policies in this sector to house building, while the housing market should be considered from the perspective of the city and urban planning and defined in the context of the city and not in the context of house building. be used for policy making and management. For the next decade, the policies of the housing sector must be planned with a correct approach, and it is necessary to change the government's view on this area and not to repeat the wrong and ineffective policies of the past. In fact, it is suggested that the government's first priority for the housing sector should focus on changing land policies. Unfortunately, due to the neglect of the land sector, the housing economy fell behind by a decade in this field, because the solution to the housing problem depends on the land sector. The basic point is that the success of governments in controlling the market of commercial land and urban housing depends on the simultaneous use of the aforementioned policies and tools. The lack of a clear vision for the land and housing market, non-participatory and centralized decisions in the land market, the inconsistency

of land management policies during different and consecutive periods, as well as the inconsistency of urban land management institutions are among the most important challenges facing land and urban housing management in Iran. Creating coordination and coherence between local organizations involved in providing services and urban development infrastructures in order to facilitate land preparation in new urban developments; Integrating urban development plans with land and housing policies in order to ensure the policies of this sector and deal with commercialism in urban lands in the implementation of urban plans; Setting up an efficient tax system in the land and housing sector; Clarifying and smoothing the flow of information; Creating a transparent information system in the land and housing sector to collect taxes; Adopting the model of land recycling with the approach of residents' participation in the renovation of worn-out urban structures and the amendment of the rules and basic planning of urban land uses can play an effective role in improving the functioning of the land market and urban housing (Vaziri Nasirabad, 1400: 403).

Keyword: policy review, urban land, housing management, efficiency

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